133.0	0008	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	936,000	/	936,000
USE VALUE:	936,000	/	936,000
ASSESSED:	936,000	/	936,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICE ELIZABETH A & PETER J
Owner 2:	
Owner 3:	
Street 1:	50 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAMMEL JOHN A--ETAL -
Owner 2:	BUETENS KAREN K -
Street 1:	50 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,933 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2458 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5933.000	397,800		538,200	936,000
Total Card	0.136	397,800		538,200	936,000
Total Parcel	0.136	397,800		538,200	936,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.80 | /Parcel: 380.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,800	0	5,933.	538,200	936,000	936,000	Year End Roll	12/18/2019
2019	101	FV	296,500	0	5,933.	568,100	864,600	864,600	Year End Roll	1/3/2019
2018	101	FV	296,500	0	5,933.	418,600	715,100	715,100	Year End Roll	12/20/2017
2017	101	FV	296,500	0	5,933.	400,700	697,200	697,200	Year End Roll	1/3/2017
2016	101	FV	296,500	0	5,933.	370,800	667,300	667,300	Year End	1/4/2016
2015	101	FV	284,300	0	5,933.	311,000	595,300	595,300	Year End Roll	12/11/2014
2014	101	FV	282,400	0	5,933.	303,800	586,200	586,200	Year End Roll	12/16/2013
2013	101	FV	282,400	0	5,933.	289,400	571,800	571,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMEL JOHN A--	1506-111		4/14/2017		950,000	No	No		
	1082-21		6/1/1991		258,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	608	Heat App	30,000					
6/4/2014	609	Manual	16,000					
8/21/2006	702	Re-Roof	7,500					
9/17/1997	558		5,000					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2017	Measured	DGM	D Mann
6/24/2014	External Ins	PC	PHIL C
3/17/2009	Inspected	163	PATRIOT
2/9/2009	Measured	372	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
7/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5933		Sq. Ft.	Site		0	90.	1.01	10									538,194						538,200	

Total AC/HA: 0.13620 | Total SF/SM: 5933 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 538,194 | Spl Credit | Total: 538,200

User Acct

85847

GIS Ref

GIS Ref

Insp Date

02/21/17

!10405!

PRINT

Date	Time
12/11/20	00:42:40

LAST REV

Date	Time
05/15/17	13:47:55

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14528298
Const Adj.:	0.99584043
Adj $ / SQ:	153.970
Other Features:	91862
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540551
Depreciation:	142705
Depreciated Total:	397845

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

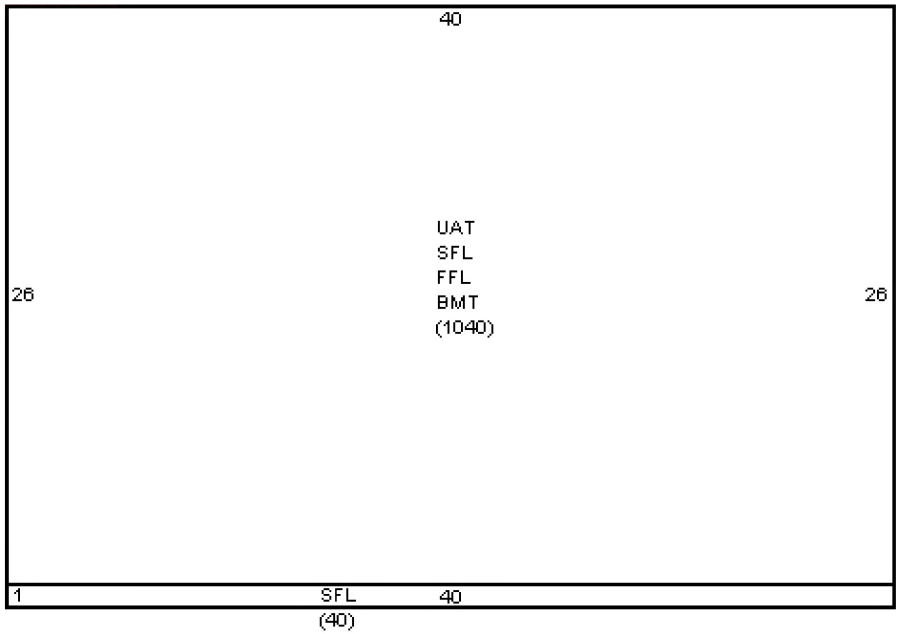
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.37
Special Features:	0	Val/Su Net:	116.32
Final Total:	397800	Val/Su SzAd	187.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	153.970	166,288
BMT	Basement	1,040	49.150	51,113
FFL	First Floor	1,040	153.970	160,129
UAT	Upper Attic	260	84.680	22,018
	Net Sketched Area:	3,420	Total:	399,548
Size Ad	2120	Gross Are	4200	FinArea 2458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	
UAT	100	FLA	50	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc